

# Hougardy Farm

Treasure County, Estimated Price \$1 million

**Location:** 6.5 miles east of Hysham MT, Treasure County

**Acreage:** 400.91 deeded acres (200± acres Irrigated Crop Land and 200.91± acres irrigated and dryland Grazing)

**Carrying Capacity:** 200.91± acres of grazing lands are estimated to have an initial carrying capacity of 79 AUMs.

**Crop Land:** 200± acres of irrigated crop land with estimated yields for wheat of 60 bushels per acre and 25 tons per acre for corn silage.

**Stockwater:** There is not any developed stockwater on the property, but it is assumed that the stock drink out of the irrigation ditch. There is also an undeveloped spring on the property.

**Irrigation:** 200± acres are currently irrigated and planted in crop and the water source for the irrigation is the Yellowstone Irrigation District canal.

**Timber:** None

**Fencing:** There is 4 strand barbed-wire fence along the perimeter of the property, with the exception of the far west boundary which is not presently fenced. There is also a north-south fence on the section line between Sections 9 & 10. The fencing appears to be in good condition.

**Improvements:** There is a new pivot located on Section 10 which irrigates approximately 60 acres. The remainder of the crop land is irrigated with 12" and 15" irrigation pipe.

**County/Taxes:** \$1,460.89 annually (*Note: Amount is approximate due to the acquisition not aligning with existing parcel boundaries*)

**Precipitation:** 10 - 14 inch precipitation zone



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**Comments:** The 400.91± acre Hougardy Farm presents an opportunity to purchase productive irrigated agricultural lands in combination with irrigated and dryland grazing lands. Additionally, the proposed purchase adjoins existing State Trust land described as Section 16-T6N-R37E that is presently landlocked. This acquisition would provide permanent access to this tract for administrative and public recreation access from both Montana Highway 311 and Mackley Road. The property supports big game and upland game bird hunting opportunities.

Revenue projections for grazing and agriculture estimate annual revenue to the Trust beneficiary of \$14,500 to \$31,800. The irrigated agricultural land is rotated between small grains and corn, with the varying annual revenue being reflected in the crop planted that season. This would result in a rate of return between 1.45% and 3.18%. The sellers are an existing lessee of a portion of the adjoining Trust land and a condition of the sale would be for them to become the state ag & grazing lessee of the acquired land.

